

8-3-6: ZONING DISTRICT DESCRIPTIONS:

F. C-2 RETAIL/WHOLESALE COMMERCIAL DISTRICT:

F-1. Purpose: The purpose of this zone is to provide space for wholesale merchants or retail merchants dealing in construction products and large consumer goods that are presented with an application for a specific use.

F-2. Characteristics: Uses in this zone shall be characterized by harmonious grouping of businesses operating in the wholesale markets or in the retail marketing dealing with large volume items. By way of example only, retail businesses using this zone would be lumber yards, plant nurseries, movie theaters, automobile dealerships, large equipment sales and rentals, hotels and motels, sale of motorized sporting equipment, large office complexes, etc. Although businesses located in this zone may have some dependence on walk-in customers, the defining characteristics of these businesses would be the need for large lots, merchandise located in large warehouses or out-of-doors, and the need for large vehicles for pick-up and delivery. For each business, consideration should be given to adequate parking, safe and adequate avenues of egress and ingress for pick-up and delivery, with lawns, trees, shrubs, berms, setbacks, lighting, etc. to maintain the safety, peace, and quiet of surrounding businesses in this zone and surrounding zoning districts.

F-3. Uses: Use of this zone is allowed only within the city areas of impact.

BASE ZONING REGULATIONS

8-4-1: ZONING RESTRICTIONS AND LAND USE TABLE: Land use, height, setback, lot size, off-street parking and sign schedules are described in this chapter and Chapter 5 of this title. Permitted land uses are outlined in the following Land Use Matrix (Table 1), land use schedule for the zoning districts. No other uses shall be permitted without being added to the schedule.

P = Permitted Use C = Conditional Use PC=Permitted with Conditions □ = Not Permitted
(May be allowed) (Blank)

Title 8, Section 8-4-1

Table 1 **Land Use Matrix**

	Zoning Classification
Permitted by Right	P
Permitted with Conditions	PC
Conditional Use	CU

Agriculture	C-2
Beekeeping	CU
Blacksmith	CU
Plant Nursery / Greenhouse	CU
Riding / Training Stable	CU
Roadside Stand, Agricultural Products	P

Residential (amd. 2011-08-11)	C-2
Assisted Living Center / Retirement Home	CU
Convalescent / Nursing Home	CU
Day Care, Group (7 – 12 children)	PC
Dwelling, Accessory Unit	P
Dwelling, Single-Family Detached	P
Group Home	CU
Mobile Home, Modular Unit, Single-Wide	P
Wind Energy System	PC

Retail/Services/Office	C-2
Appliance/Electronic Repair Service/Shop	CU
Automotive Convenience Store (C-store)	CU
Automotive Service Station	CU
Bakery	CU
Bar/Tavern/Night Club/Lounge	CU
Bed and Breakfast Inn , Boarding/Lodging House	CU
Bed and Breakfast, Residential	CU
Clothing Sales/Repair	CU
Construction Materials Sales and Services	CU
Copy Shop	CU
Country Club	CU
Day Care Center (13 + Children)	CU
Drug Store	CU
Funeral Home Services	CU
Furniture and Appliance Store	CU
Garden Center	CU
Grocery Store	CU
Hardware Store	CU
Heavy Equipment Sales Lot	CU
Hotel / Motel	CU
Laundromat	CU
Office/ Professional Business	CU
Pet Store	CU
Plumbing/ Heating Equipment Shop	CU
Recreation Facility	CU
Restaurant	CU
Studio	CU
Theater	CU
Theatre, Drive-In	CU
Variety Store	CU
Vehicle Repair Shop	CU
Vehicle Sales Lot	CU

Vehicle Wash	CU
--------------	----

Veterinary Clinic	CU
-------------------	----

Title 8, Section 8-4-1

Table 1 Land Use Matrix

Zoning Classification	
Permitted by Right	P
Permitted with Conditions	PC
Conditional Use	CU

Manufacturing	C-2
Brewery	CU
Lumber Yard	CU
Printing or Publishing	CU
Recycling Drop-Off	CU
Research Facility	CU
Upholstery or Furniture Repair	CU

Public, Quasi-Public	C-2
Church or Place of Worship	CU
Correctional / Penal Institution	CU
Educational Institution	CU
Hospital	CU
Irrigation Canal/Pipeline	P
Museum	CU
Playground	PC
Sewage Treatment Facility	CU
Telecommunication Tower	CU
Utility Building and Services	CU
Utility Infrastructure/Lines	P

All the land uses in the C-1, C-2, C-3 and M-1 districts shown as a CU will require a Conditional Use Permit to include a commercial development agreement to insure the public health, safety and general welfare and to preserve the integrity of the particular zoning district and surrounding zoning districts, and to protect the property values in the surrounding areas. In order to accomplish any or all of the above goals this permit shall include a property survey and at the discretion of the Planning Administrator may be required to submit a site plan that would include special structural or landscape amenities such as, but not limited to: extra-ordinary setbacks, berms, landscaping, fencing, parking, ingress and egress specifications, etc.

Permitted with conditions (PC) is a use category other than permitted use or conditional use that may be permitted administratively by meeting and maintaining minimum conditions of approval as listed in the PC permit. (See 8-6-2)

8-4-2: LAND USE SCHEDULE DEFINITIONS:

APPLIANCE/ELECTRONIC REPAIR SERVICE/SHOP:	A shop where repairs and service are performed on appliances, electronics, or small machines.
ASSISTED LIVING CENTER/RETIREMENT HOME:	Residences for the elderly usually configured in three sections consisting of independent living, assisted living and long-term care. The latter must be licensed to provide medical care by local, state and federal agencies as required by law. The center provides rooms, meals, and personal care, but not 24 hour skilled nursing care or related medical services. They may provide other services, such as recreational activities, financial services, and transportation. These centers are usually located in urban areas close to medical facilities.
AUTOMOTIVE CONVENIENCE STATION (C-Store):	A building or premises where gasoline, diesel fuel and oil may be dispensed at retail with no automobile repair facilities. Uses permissible also include the sale of cold drinks, packaged foods, tobacco and similar convenience goods and limited automobile supplies for station customers.
AUTOMOTIVE SERVICE STATION:	A facility limited to retail sales to the public of motor fuel, motor oil, lubricants, travels aids, and minor automobile accessories, convenience items and sundries. In addition such facility may provide minor vehicle services and repairs.
BAKERY:	An establishment in which the production, wholesaling and/or retailing of baked goods occurs.
BAR/TAVERN/NIGHT CLUB/LOUNGE:	An establishment or place of business primarily engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, from which at least 50% or more of the gross income is derived from the sale of alcoholic beverages, including taverns, bars, cocktail lounges, and similar uses other than a "restaurant," as that term is defined in this Chapter, and/or in which dancing and musical entertainment is permitted.
BED & BREAKFAST INN, BOARDING/LODGING HOUSE:	A residence or building that has four or more guest units, exhibits a character of use similar to a motel or hotel, serves food to overnight guests, and is open to the traveling public for stays fewer than 30 consecutive days.
BED & BREAKFAST, RESIDENTIAL:	An establishment or business that is a private, owner-occupied residence with one to three guestrooms, occupied or used as a transient abiding place of individuals or groups of individuals who are lodged for compensation, with or without food service, for a stay of no more than 14 consecutive days.
BEEKEEPING:	The tending of beehives and the production or processing of bee products.
BLACKSMITHI:	The premises where a person shapes and forges iron with a hammer and anvil.
BREWERY:	A commercial use that brews ales, beers or similar beverages onsite. It may be operated in conjunction with a bar or restaurant.
CHURCH OR PLACE OF WORSHIP:	A permanent building in which religious services and other activities associated with a religious denomination are conducted.
CLOTHING SALES/REPAIR:	A retail operation that specializes in the sale and/or repair of clothing in which services are provided to individuals/households and not for businesses. Clothing sales may include secondhand merchandise.

8-3-6-C

CONSTRUCTION MATERIALS SALES SERVICES:	Establishments or places of business primarily engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, as well as construction activities and the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses may include lumberyards, building materials or supply stores, tool and equipment rental or sales, building contractors, or home improvement center.
CONVALESCENT/NURSHING HOME:	A home for the aged or infirmed in which two or more persons not of the immediate family are received, kept, or provided with food, shelter, skilled nursing care and related medical services for compensation or not.
COPY SHOP:	A small-scale facility for the reproduction and copying of printed material, drawings or blueprints, and may include collating and binding of booklets and reports, and includes the service of facsimile sending and receiving. Sale of incidental office supplies is included. This does not include sign shops, printing establishments, or similar large-scale operations.
CORRECTIONAL/PENAL INSTITUTION:	A facility housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense, including treatment or rehabilitation facilities.
COUNTRY CLUB:	A club with recreation facilities, including incidental accessory uses and structures, for members, their families, and invited guests.
DAY CARE CENTER:	A childcare facility licensed by the State of Idaho to provide care on a regular basis for thirteen (13) or more minor children for any part of a 24 hour day, without overnight stays. This term is inclusive of nursery schools, preschools, and play groups and excludes facilities that offer care for overnight or a full 24-hour period. (amd. 2011-08-11)
DAY CARE, GROUP:	The use of a residential dwelling and the lot upon which it is located to conduct a business providing State of Idaho licensed daytime care of between seven (7) and twelve (12) children, including those who reside at the home, for periods of less than 12 hours per day. (amd. 2011-08-11)
DRUG STORE:	A business where legal drugs and medicines are prepared, dispensed and sold, and where a variety of unrelated merchandise and services are displayed and sold directly to the customer, also called a variety store with a pharmacy.
DWELLING, ACCESORY UNIT:	A secondary dwelling unit that may be a detached structure on the same parcel as the primary unit, or attached to the primary residential unit but fully separated from the primary unit by means of a wall or floor and using a separate entrance from the primary unit. It must be subordinate in size to the primary unit and have its own kitchen, bathroom facilities, and bedroom. The maximum size of an accessory dwelling unit shall not exceed 50% of the square footage of the primary residence or 900 square feet whichever is greater, not to exceed a total of 1500 square feet. On parcels of five (5) acres or greater in size, this size restriction shall not apply. Only one (1) accessory dwelling unit shall be allowed per parcel. Accessory dwelling units shall not be permitted on parcels of less than one (1) acre.
DWELLING, SINGLE-FAMILY DETACHED:	A dwelling designed and constructed for occupancy by one household and located on a lot or separate building tract, having no physical connection to a building on any other lot or tract. This includes manufactured homes.
EDUCATIONAL INSTITUTION:	Any teaching facility, including instructional and recreational uses and facilities for students, teachers, and employees.

8-3-6-C

FUNERAL HOME SERVICES:	An establishment that prepares dead humans or animals for interment, manages funeral services, and may include limited caretaker facilities. This definition does not include cemetery, crematorium or columbarium.
FURNITURE AND APPLIANCE STORE:	A retail establishment specializing in the sale, rent, or lease of home or office furniture and related furnishings directly to the consumer. Usually includes a home delivery option. The sale and/or servicing of major home appliances shall not be included.
GARDEN CENTER:	A business that sells garden equipment, garden tools, landscaping materials, fertilizers, soil, seeds, and associated supplies. The garden center may sell plants, flowers, shrubs, and trees if the sales of live plants are minor to the operation.
GROCERY STORE:	A retail store where most of the floor area is devoted to the sale of food products for home preparation.
GROUP HOME:	A home for persons with disabilities, including hospice and/or other special care needs; or a residential facility where meals, lodging, supervision and training are provided. Halfway houses and detention facilities are not included in this definition.
HARDWARES STORE	A retail store that engages primarily in the sale of basic hardware lines such as: tools, plumbing and electric supplies, paint, household appliances, garden supplies.
HEAVY EQUIPEMENT SALES LOT	The sale, lease or rental of trucks, tractors, construction equipment, trailers, agricultural implements, and similar heavy equipment, including incidental storage, maintenance, and servicing. Typical uses include truck dealerships and construction equipment dealerships.
HOSPITAL	An institution devoted primarily to the maintenance and operation of facilities for the medical or surgical care of patients, including a hospice, but distinguished from a nursing home by offering primarily short-term rather than long-term care.
HOTEL/MOTEL	Any building or portion thereof containing guest rooms used, designed to be used, let or hired out for occupancy by persons on more or less a temporary basis.
IRRIGATION CANAL/PIPELINE	A pipeline or an excavation dug or placed on grade for carrying water for the purpose of irrigation.
LAUNDROMAT	A facility where patrons wash, dry, or dry clean clothing in machines operated by the patrons.
LUMBER YARD	A facility or area where building materials such as lumber, plywood, drywall, paneling, cement blocks, bricks, tiles and other building products are stored and sold at retail. Lumber yards may provide for the sale of associated products such as tools and fasteners. The manufacture or fabrication of lumber products, the storage or sale of firewood or a sawmill are not included.
MOBILE HOME/MODULAR UNIT/TRAILER HOME SINGLE-WIDE	A vehicle with or without motive power designed to be used for human habitation. Also, a vehicular portable structure for human habitation built on a chassis and designed to be used without a permanent foundation which is not taxed as real property by the county and state.
MUSEUM	A permanent building for the purpose of storing, preserving and exhibiting historic, artistic or scientific objects.

OFFICE/PROFESSIONAL BUSINESS	An establishment providing direct services to consumers such as insurance agencies, title insurance companies, real estate offices, and medical or dental clinics. It does not include retail sales.
PET STORE	A retail sales establishment primarily involved in the sale of domestic animals, such as dogs, cats, fish, birds and reptiles excluding exotic and farm animals.
PLANT NURSERY/GREENHOUSE	A place at which occurs the growing, cultivation, storage or sales of plants, flowers, garden stock, trees, or shrubs to the public. The plants may be grown on-site outdoors or in a greenhouse. A nursery may be part of a landscaping business.
PLAYGROUND	The provision of outdoor playground or recreation that is accessory to a subdivision, apartment or condo complex, church or other similar principal use, whether public or private.
PLUMBING/HEATING EQUIPMENT SHOP	A business that sells plumbing fixtures, heating equipment, hardware and accessories to the public or contractors.
PRINTING OR PUBLISHING	A commercial printing operation involving a process that is considered printing, imprinting, reproducing, or duplicating images and using printing methods including but not limited to offset printing, lithography, web offset, flexographic, and screen process printing.
RECREATION FACILITY	An establishment providing sports, fitness, entertainment, or recreation for participants or spectators, but does not include a sexually-oriented business.
RECYCLING DROP-OFF	A location where mobile bins or drop boxes may be sited as a recyclable material collection point for nearby residents for the temporary storage of recoverable/recyclable materials from normal household operations. No permanent storage or processing of such items shall be allowed. This facility would generally be located in a parking lot in public/quasi-public areas, such as in churches or schools.
RESEARCH FACILITY	Laboratories, building complexes, and structures that are for research, development, and testing that do not involve the mass manufacture, fabrication, processing or sale of products. Such uses shall conform to state and federal air and water regulations.
RESTAURANT	An establishment primarily engaged in preparation of meals for compensation, with kitchen facilities for the preparation of the food sold, where alcoholic beverages may or may not be sold in conjunction with meals only, provided that at least 70% or more of the gross income generated at the restaurant is related to food sales, and including among others, such uses as café, cafeteria, coffee shop, lunchroom, tearoom, dining room, food delivery, and food take-out.
RIDING/TRAINING STABLE	An operation where horses may be stabled for the public for a fee. The owner/operator may provide training for a fee for stabled horses and the owners thereof or the stabled horse owner agent.
ROADSIDE STAND, AGRICULTURAL PRODUCTS	A temporary structure erected for the display of grown or produced agricultural products, generally on the same premises where produced, with no space for customers within the structure itself.
SEWAGE TREATMENT FACILITY	A facility for the collection, treatment and disposal of human waste and wastewater for a given service area.

STUDIO

A workspace for an artist, artisan or craftsperson, including persons engaged in the application, teaching, or performance of fine arts or crafts, that commonly include visual and performing art forms such as, but not limited to, drawing, painting, sculpture, vocal or instrumental music, dance, theater, photography, printmaking and writing. This use may include incidental sales to consumers of works produced on site.

TELECOMMUNICATION TOWER

A transmission tower that serves an individual user or is privately owned and operated for the purpose of leasing space to others or for commercial use.

THEATER

A building used primarily for the presentation of live stage production, performances or motion pictures, excluding drive-in theaters.

THEATER, DRIVE IN

Facility used for outdoor motion picture viewing, which may include the preparation and sale of food for on-site consumption, as well as the hosting of outdoor events with special permits

UPHOLSTERY OR FUNITURE
REPAIR

A business that repairs and replaces upholstery or otherwise repairs household and office furniture. This does not include motor vehicle upholstery.

UTILITY BUILDING AND SERVICES

The premises and enterprise where electricity, natural gas, telephone, wireless communications, water supply, wastewater treatment, or other services, are provided to customers, and includes substations.

UTILITY INFRASTRUCTURE/LINES

Facilities for the transmission of telephone, cable television, or other broadcasting or communication services, drainage, electricity, gas, irrigation water, sewage, or water, and including relay, booster, pump, or other station.

VARIETY STORE

A retail establishment for the sale of general merchandise.

VEHICLE REPAIR SHOP

A building, or portion thereof, other than a private garage, designed and used for servicing, repairing, equipping, selling, or storing motor driven vehicles.

VEHICLES SALES LOT

Premises on which new or used passenger automobiles, mobile homes, recreation vehicles, travel trailers, campers, boats, personal watercraft, or trucks in operating condition are displayed in the open for sale, trade or rental, where repair of such vehicles is limited to vehicles owned by the sales lot operator and offered for resale, and includes incidental storage and maintenance.

VEHICLE WASH

A place or structure having special equipment for washing automobiles and trucks.

VETERINARY CLINIC

An establishment for the care and treatment of small or large animals including livestock, horses and household pets under the direction of a licensed veterinarian.